Yukon Bureau of Statistics

Yukon Rent Survey

December 2012

Highlights

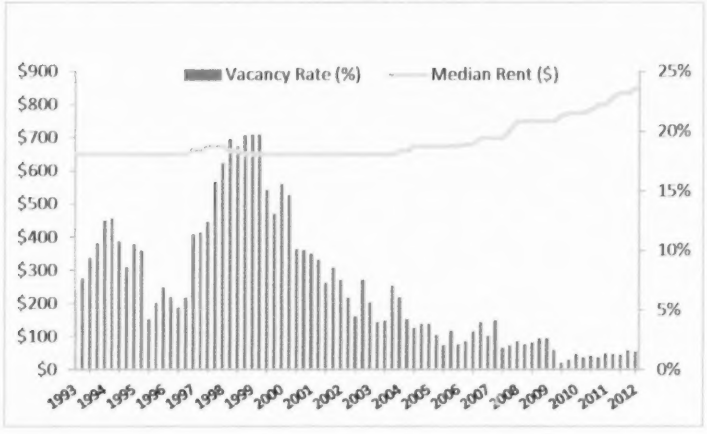
- Yukon's December 2012 median rent of $850 is a new record high.
- Whitehorse median rents were highest in Porter Creek, at $913/month.
- Median rents remained highest in Town/Row Housing, at $1,050/month.

The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out in the third month of every quarter (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in Yukon in 1977 and has continued to the present with only minor changes in survey design.

The survey, which consists of multi-unit rent housing, does not represent the entire rental housing market in Yukon. Buildings with less than three units (such as houses, suites and duplexes), subsidized or government-owned housing, and informal or illegal units are not included in the survey.

Note: In the fall of 2011, the Yukon Rent Survey coverage was expanded to include any building with three or more rental units. Prior to 2012, buildings with less than four units were excluded from the survey. While the added 3-unit buildings comprise less than five percent of all units in the survey, figures prior to 2012 are not strictly comparable to subsequent numbers. Additionally, in the process of this coverage expansion, a number of buildings with four or more units were also discovered. The addition of all of these buildings increased the total number of units in the survey by about 20%.

Whitehorse Median Rent and Vacancy Rate, Dec 1993 to Dec 2012



Whitehorse Rent Summary, December 2012

Number of units in survey	1,015
Number of vacant units	15
Vacancy rate for all units	1.5%
Median rent for all units	$850

- The median rent in Whitehorse in December 1993 was $650. Rents stayed relatively stable for the next 15 years, not reaching $700 until the fall of 2007.
- Whitehorse's December 2012 median rent of $850 is the highest on record, and 6.3% above the December 2011 figure of $800.

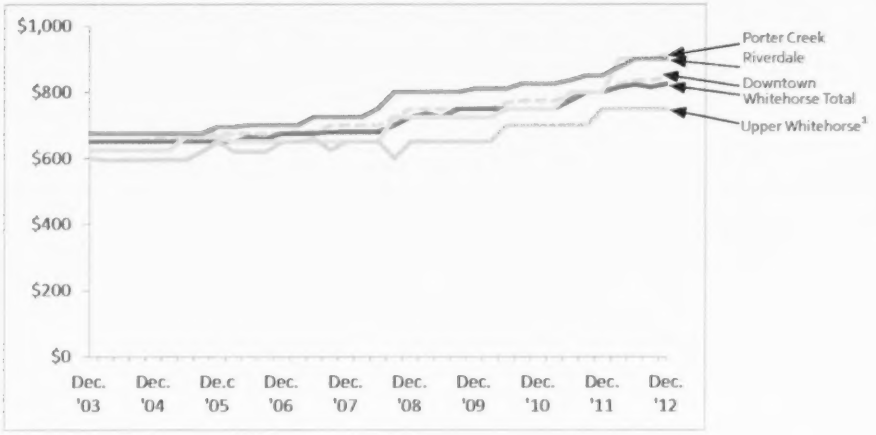
Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling. http://www.eco.gov.yk.ca/stats/stats_princ.html#realestate
- **Census 2006 Housing and Shelter** - includes information on housing tenure (owned/rented/band housing) across Yukon as well as condition of dwelling. http://www.eco.gov.yk.ca/stats/pdf/2006_housing_and_shelter_costs.pdf
- **CMHC Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon. http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_013.cfm

Rents by Neighbourhood

- Median rents in Whitehorse have increased by 30.8% in the past ten years, rising to $850 from $650 in December 2003.
- Historically, Riverdale median rents have been the highest in Whitehorse. In March 2012, Porter Creek median rents surpassed Riverdale rents; however, in both June and September, rents were equal at $900. In December 2012, Porter Creek again surpassed Riverdale reaching $913.
- At the other end, in the last decade rents in Upper Whitehorse[1] have stayed at or near the bottom end of the scale. The December 2012 median rent of $750 in Upper Whitehorse[1] was 11.8% lower than the Whitehorse Total median rent.

Median Rent by Whitehorse Subdivision, Dec '03 to Dec '12



Median Rent, Total Units and Vacancy Rate by Size and Location, December 2012

	Whitehorse							
	Whitehorse Total	Downtown	Porter Creek	Riverdale	Upper Whitehorse[1]	Watson Lake	Dawson City[2]	Yukon Total
Median Rent								
All	$850	$825	$913	$900	$750	$775	$700	$850
Bachelor	$680	$675	$750	$813†	$750	$675†	$600	$680
1-Bedroom	$850	$850	$850	$950	$700	$638	$700	$850
2-Bedroom	$875	$850	$1,300	$875	$945	$875	$600†	$875
3+Bedroom	$1,050	$1,125	$1,000	$1,050	$1,600†	$1,200†	$650†	$1,050
Total Units								
All	1,015	435	54	387	139	41	15	1,071
Bachelor	142	84	5	4	49	3	6	151
1-Bedroom	355	238	24	61	32	12	7	374
2-Bedroom	439	101	14	270	54	23	1	463
3+Bedroom	79	12	11	52	4	3	1	83
Vacancies								
All	15	3	1	10	1	5	1	21
Bachelor	1	1	0	0	0	0	0	1
1-Bedroom	3	1	1	1	0	1	1	5
2-Bedroom	10	0	0	9	1	4	0	14
3+Bedroom	1	1	0	0	0	0	0	1
Vacancy Rate								
All	1.5%	0.7%	1.9%	2.6%	0.7%	12.2%	6.7%	2.0%
Bachelor	0.7%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%
1-Bedroom	0.8%	0.4%	4.2%	1.6%	0.0%	8.3%	14.3%	1.3%
2-Bedroom	2.3%	0.0%	0.0%	3.3%	1.9%	17.4%	0.0%	3.0%
3+Bedroom	1.3%	8.3%	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%

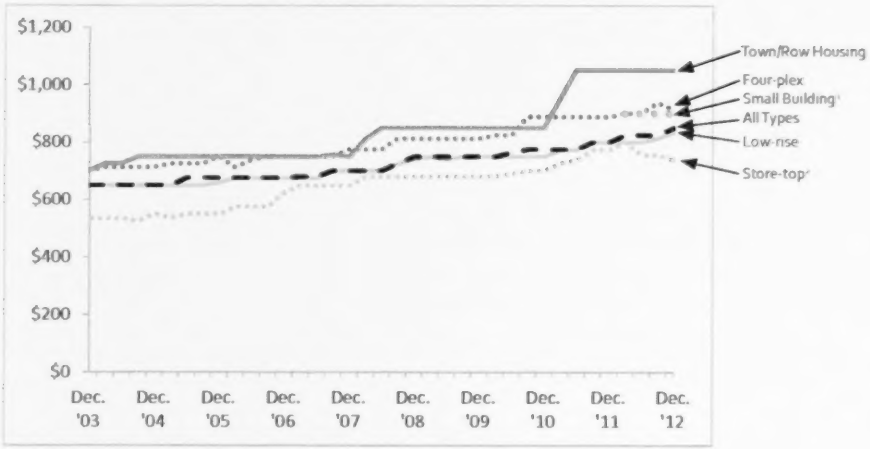
[1] Upper Whitehorse includes Hillcrest, Takhini and Granger. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.
[2] Caution should be used when analysing data from Dawson City due to the small number of buildings in the community.
† Use caution when analyzing data due to a small number of rental units within the category.

Rents by Building Type

Note: Small Buildings[1] were added to the Yukon Rent Survey scope as of the March 2012.

- There are, by far, more rental units in Low-rise buildings than in any other type of building in the Yukon Rent Survey.
- In December 2012, median rents of units in Small Buildings with 3+ bedrooms continued to be highest-priced ($1,475) of any building/size category; it was $425, or 40.5% higher than the total Yukon All Types median for 3+ bedroom units ($1,050).
- In the past ten years, comparing December 2003 to December 2012, the median rent has risen for: All Types by 30.8%; Town/Row Housing by 50.0%; Store-top units by 7.9%; Four-plexes by 30.4%; and Low-rise units by 28.5%.

Yukon Median Rent by Building Type, Dec '03 to Dec '12



- Within units surveyed by the Yukon Rent Survey, there were very few vacancies outside of Low-rise buildings in December 2012.

Median Rent, Total Units and Vacancy Rate by Size and Building Type, December 2012

	All Types	Small Building[1]	Four-plex	Low-rise[2]	Store-top[3]	Town/Row Housing
Median Rent						
All	$850	$900	$913	$835	$738	$1,050
Bachelor	$680	$788	$513†	$675	$680	..
1-Bedroom	$850	$850	$775	$850	$850	$650
2-Bedroom	$875	$1,000	$1,000	$875	$983	$950
3+Bedroom	$1,050	$1,475	$1,000	$1,000	$1,175†	$1,050
Total Units						
All	1,071	57	48	807	76	83
Bachelor	151	6	2	111	32	..
1-Bedroom	374	20	16	308	24	6
2-Bedroom	463	19	19	380	18	27
3+Bedroom	83	12	11	8	2	50
Vacancies						
All	21	2	3	14	1	1
Bachelor	1	0	0	0	1	..
1-Bedroom	5	1	1	3	0	0
2-Bedroom	14	0	2	11	0	1
3+Bedroom	1	1	0	0	0	0
Vacancy Rate						
All	2.0%	3.5%	6.3%	1.7%	1.3%	1.2%
Bachelor	0.7%	0.0%	0.0%	0.0%	3.1%	..
1-Bedroom	1.3%	5.0%	6.3%	1.0%	0.0%	0.0%
2-Bedroom	3.0%	0.0%	10.5%	2.9%	0.0%	3.7%
3+Bedroom	1.2%	8.3%	0.0%	0.0%	0.0%	0.0%

.. = not applicable

[1] Small Building indicates three rental units in one building.

[2] Low-rise units are in buildings with five or more units.

[3] Store-top units are residential units in buildings which primarily contain commercial space.

† Use caution when analyzing data due to a small number of rental units within the category.

Median Rent and Total Units by Size and Decade of Construction, December 2012

	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-Present	Unknown Year	All Years
Median Rent								
All	$750	$825	$875	$900	$990	$900	$750	$850
Bachelor	$720	$680	$525	..	$925†	$825†	$650	$680
1-Bedroom	$850	$850	$850	$800	$823	$900	$700	$850
2-Bedroom	$1,000	$858	$875	$900	$825	$1,200†	$815	$875
3+Bedroom	$1,450†	$1,100	$1,050	..	$1,300	$1,600	$1,600†	$1,050
Total Units								
All	96	174	588	49	57	35	72	1,071
Bachelor	71	27	33	..	2	1	17	151
1-Bedroom	15	91	186	21	10	28	23	374
2-Bedroom	9	42	327	28	25	1	31	463
3+Bedroom	1	14	42	..	20	5	1	83

.. = not applicable
†Use caution when analyzing data due to a small number of rental units within the category.

Inclusion of Utilities in Yukon Rent Prices

In addition to rent prices, the Yukon Rent Survey also asks whether utilities (heat, electricity, water* and/or parking) are included in the rent price.

The table below shows the number of units by type of building which include utilities in December of 2012.

While 90.0% of rental units surveyed included parking, only 62.6% included heat; 36.4% included electricity.

While both Small Building and Store-top units were most likely to include heat, only Small Building units were most likely to include electricity. Town/Row Housing units were least likely to include either.

1-bedroom and 2-bedroom units were more likely to include heat and electricty than bachelor and 3+ bedroom units.

	All Types	Small Building[1]	Four-plex	Low-rise[2]	Store-top[3]	Town/Row Housing
	number of units with utility cost included in rent					
Heat	670	45	32	517	60	16
Electricity	390	30	16	294	34	16
Parking	964	51	48	721	61	83
All Units	1,071	57	48	807	76	83

* Although the rent survey does ask whether water is included in the rent price, it has typically been found to be included; therefore, water is not included in the above table.
[1] Small Building indicates three rental units in one building.
[2] Low-rise units are in buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.

Yukon
Executive Council Office
Bureau of Statistics

Information sheet no. 53.72–March '13
Next release date: April 2013

Additional information:
Government of Yukon
Executive Council Office
Bureau of Statistics (A-8C)
Box 2703, Whitehorse, Yukon Y1A 2C6
Telephone: (867) 667-5640; Fax: (867) 393-6203
email: ybsinfo@gov.yk.ca
website: http://www.eco.gov.yk.ca/stats/